

**ORDINANCE NO. 20210506-057**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 2105 PARKER LANE IN EAST RIVERSIDE/OLTORF COMBINED NEIGHBORHOOD PLAN AREA FROM FAMILY RESIDENCE-NEIGHBORHOOD PLAN (SF-3-NP) COMBINING DISTRICT TO MULTIFAMILY RESIDENCE MEDIUM DENSITY-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (MF-3-CO-NP) COMBINING DISTRICT.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from family residence-neighborhood plan (SF-3-NP) combining district to multifamily residence medium density-conditional overlay-neighborhood plan (MF-3-CO-NP) combining district on the property described in Zoning Case No. C14-2021-0008.SH, on file at the Housing and Planning Department, as follows:

7.842 acres of land out of the Santiago Del Valle Grant, being all of Lot 6, of the Plat of Wm. Leggins Home Place, a subdivision as recorded in Volume 290, Page 445, of the Deed Records of Travis County, Texas, said 7.842 acres of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance (the "Property"),

locally known as 2105 Parker Lane in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "B"**.

**PART 2.** The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

A 50-foot wide building setback shall be established and maintained along the north property line of the Property.

**PART 3.** Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the multifamily residence medium density (MF-3) district and other applicable requirements of the City Code.

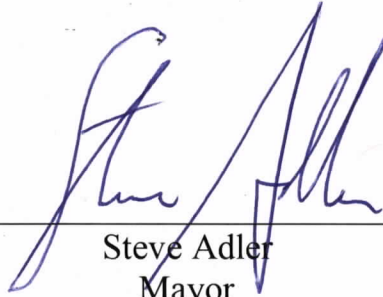
**PART 4.** The Property is subject to Ordinance No. 20061116-057 that established zoning for the Riverside Neighborhood Plan.

**PART 5.** This ordinance takes effect on May 17, 2021.

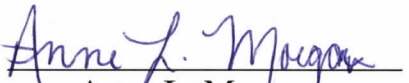
**PASSED AND APPROVED**

\_\_\_\_ May 6 \_\_\_\_\_, 2021


§  
§  
§

  
\_\_\_\_\_  
Steve Adler  
Mayor

**APPROVED:**

  
\_\_\_\_\_  
Anne L. Morgan  
City Attorney

**ATTEST:**

  
\_\_\_\_\_  
Jannette S. Goodall  
City Clerk

## METES &amp; BOUNDS DESCRIPTION

FIELD NOTES FOR 7.842 ACRES OF LAND OUT OF THE SANTIAGO DEL VALLE GRANT, SITUATED IN TRAVIS COUNTY, TEXAS; BEING ALL OF LOT 6, OF THE PLAT OF THE WM. LEGGINS HOME PLACE, A SUBDIVISION AS RECORDED IN VOLUME 290, PAGE 445 OF THE DEED RECORDS OF TRAVIS COUNTY TEXAS, AS CONVEYED TO THE WARD MEMORIAL METHODIST CHURCH BY DEED RECORDED IN VOLUME 2040, PAGE 97 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND THE WARD MEMORIAL UNITED METHODIST CHURCH BY SPECIAL WARRANTY DEED RECORDED IN VOLUME 10622, PAGE 205 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS AND AS SHOWN ON THE ATTACHED SKETCH:

**BEGINNING** at a 1/2-inch iron rod found on the easterly right-of-way line of Parker Lane, (right-of-way width varies), at the common west corner of Lot 5 and of the above described Lot 6, of said Plat of the WM. Leggins Home Place, for the west corner and **POINT OF BEGINNING** of the herein described tract;

THENCE, with the easterly right-of-way line of Parker Lane, N 27°46'49" E pass a 1/2-inch iron rod found a distance of 340.37 feet, and continuing on for a total distance of 515.13 feet to a 3/4-inch iron pipe found at the north corner of said Lot 6, Plat of the WM. Leggins Home Place, for the north corner of the herein described tract;

THENCE, leaving the easterly right-of-way line of Parker Lane, with the northerly line of said Lot 6, Plat of the WM. Leggins Home Place, and the southerly line of Lot A, Blue Bird Hill Two, a subdivision as recorded in Volume 81, Page 178 of the Plat Records of Travis County, Texas, S 63°01'50" E pass a 60-D nail found at a distance of 292.47 feet, and continuing on for a total distance of 655.56 feet to a calculated point in a power pole at the common east corner of said Lot 6, Plat of the WM. Leggins Home Place, and said Lot A, Blue Bird Hill Two, on the west line of Lot 1, Parker Heights Section Three, a subdivision as recorded in Volume 51, page 13 of the Plat Records of Travis County, Texas, for the east corner of the herein described tract;

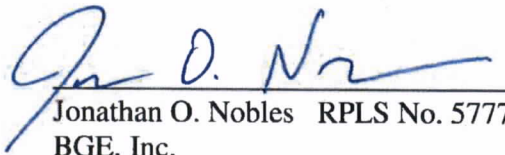
THENCE, with the easterly line of said Lot 6, Plat of the WM. Leggins Home Place, S 27°41'56" W a distance of 526.56 feet to a 3/8-inch iron rod found at the common east corner of said Lot's 5 and 6, Plat of the WM. Leggins Home Place, on the west line of Lot 3, Parker Heights Section Two-A, a subdivision as recorded in Volume 61, page 87 of the Plat Records of Travis County, Texas, for the south corner of the herein described tract;

THENCE, with the common line of said Lot's 5 and 6, Plat of the WM. Leggins Home Place, N 62°01'56" W a distance of 656.24 feet to the **POINT OF BEGINNING** and containing 7.842 acres of land, more or less.

Exhibit A



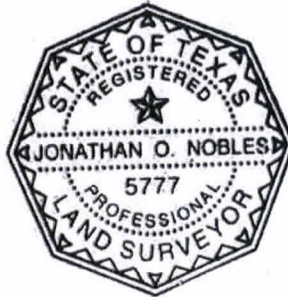
I hereby certify that these notes were prepared by BGE from a survey made on the ground on August 13, 2020 under my supervision and are true and correct to the best of my knowledge. Bearing orientation is based on the Texas State Plane Coordinate System, NAD 83, Central Zone. A sketch accompanies this description.

  
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101 West Louis Henna Blvd, Suite 400  
Austin, Texas 78728

Telephone: (512) 879-0400

TBPELS Licensed Surveying Firm No. 10106502



4/17/2021  
Date

Date: January 21, 2021  
Revised: April 16, 2021  
Project No.: 7981-00

PARKER LANE (PUBLIC RIGHT-OF-WAY, WIDTH VARIES)

N 27°46'49" E 515.13' (N 30° E 187 Varas/519.44')

340.37'

N 27°46'49" E 174.77'  
[N 30°11' E 174.18']

10' ELECTRIC LINES EASEMENT  
VOL. 2128, PG. 246  
D.R.T.C.

TRACT 2  
WARD MEMORIAL  
UNITED METHODIST CHURCH  
CALLED 1.168 ACRES  
VOL. 10622, PG. 205 R.P.R.T.C.

[N 59°49'45" W 285.11']  
N 62°20'47" W 285.20'

LOT 6  
7.842 AC.

PLAT OF THE WM. LEGGINS HOME PLACE  
VOL. 290, PG. 445, D.R.T.C.

POINT OF BEGINNING

25'x25' TELEPHONE EASEMENT  
DOC. NO. 2000018174  
O.P.R.T.C.

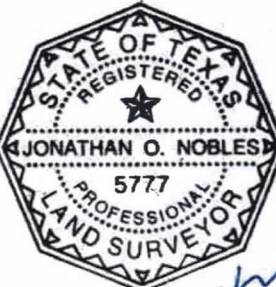
10' ELECTRIC LINES EASEMENT  
VOL. 2205, PG. 431  
D.R.T.C.

LOT 5

LOT A

(S 60° E 236 Varas/655.56')  
S 63°01'50" E 655.56'

BLUE BIRD HILL TWO  
VOL. 81 PG 178, P.R.T.C.



*J. O. Nobles*  
4/19/2021

10' ELECTRIC LINES EASEMENT  
VOL. 5371, PG. 675  
D.R.T.C.

TRACT 1  
CALLED 7.81 AC.  
SAVE & EXCEPT 1.168 AC.  
WARD MEMORIAL METHODIST CHURCH  
VOL. 2040, PG. 97 D.R.T.C.

N 62°01'56" W 656.24'  
(N 60° W 236 Varas/655.56')

PLAT OF THE WM. LEGGINS HOME PLACE  
VOL. 290, PG. 445, D.R.T.C.

S 27°41'56" W 526.56'  
(S 30° W 187 Varas/519.44')

# EXHIBITS TO ACCOMPANY METES & BOUNDS DESCRIPTION

LOT 1

PARKER HEIGHTS  
SECTION THREE  
VOL. 51 PG. 13  
P.R.T.C.



## LEGEND

- D.R.T.C. DEED RECORDS, TRAVIS COUNTY
- O.P.R.T.C. OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY
- P.R.T.C. PLAT RECORDS, TRAVIS COUNTY
- R.P.R.T.C. REAL PROPERTY RECORDS, TRAVIS COUNTY
- ( ) RECORD INFORMATION VOL. 290, PG. 455
- [ ] RECORD INFORMATION VOL. 10622, PG. 205
- ⊙ FOUND 3/4" IRON PIPE
- FOUND 1/2" IRON ROD (UNLESS NOTED)
- ▲ FOUND 60-D NAIL
- △ CALCULATED POINT (FALLS IN POWER POLE)

LOT 3

PARKER HEIGHTS  
SECTION TWO-A  
VOL. 61 PG. 87  
P.R.T.C.

BEARING ORIENTATION IS BASED ON THE TEXAS STATE  
PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD83.



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TBPELS Licensed Surveying Firm No. 10106502

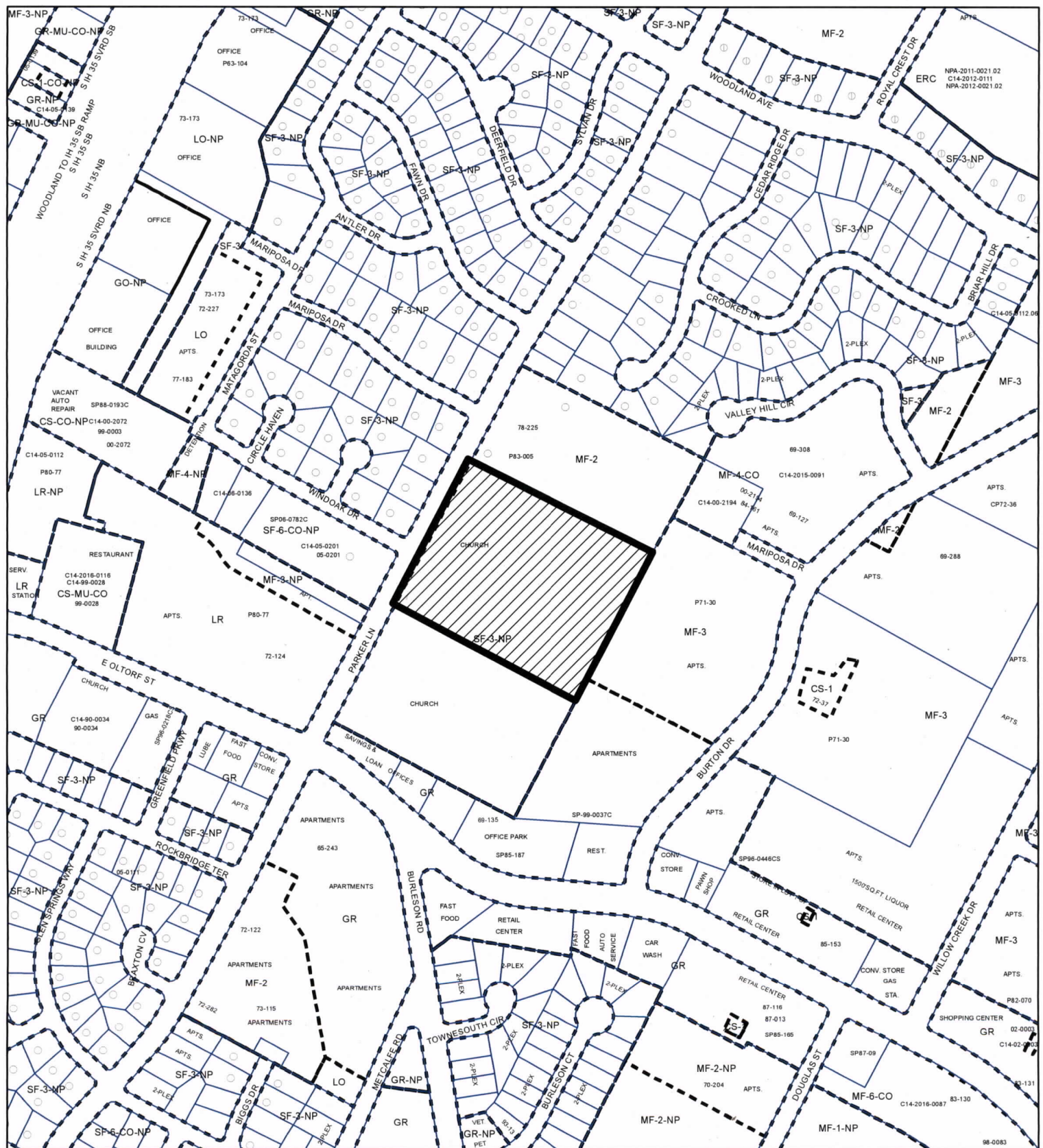
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SCALE: 1"=100'

SHEET 3

OF 3








## ZONING

ZONING CASE#: C14-2021-0008.SH

Exhibit B



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 400'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Housing and Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or



Created: 1/15/2021